

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**60 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0LH  
PRICE GUIDE £499,950 FREEHOLD**



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# 60 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LH

**A SPACIOUS AND EXTENDED SEMI-DETACHED PROPERTY OCCUPYING CORNER POSITION WITH APPROVED PLANNING PERMISSION FOR ADDITIONAL HOME OR ANNEX**

**ENTRANCE PORCH, HALLWAY, CLOAKROOM, FAMILY ROOM, LIVING ROOM, L-SHAPED KITCHEN/DINING ROOM, LANDING, BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, BATHROOM, GARDENS, LARGE CAR PARKING AREA FOR AT LEAST 8 CARS, USEFUL BUILDING/SUMMER HOUSE, CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Staplehurst proceed into Offens Drive through the shopping parade and turn right at the end into Bathurst Road. Continue along and the property will be found on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a spacious and already extended semi-detached property occupying an excellent position with additional planning permission for a subdivision and erection of a front two storey extension to provide a further two bedrooms with modifications to the ground floor to provide, in effect, an additional dwelling. The application passed by Maidstone Borough Council under reference number 25/500725/FULL applies, copies of the planning are available at Radford's offices for inspection.

In its existing form the property offers spacious and well-planned family living accommodation. We recommend an internal inspection to appreciate what is on offer.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation comprises:

## **ENTRANCE PORCH**

Replacement front door leading to:

## **HALLWAY**

Window to side. Radiator. Fitted carpeting. Door to:

## **CLOAKROOM**

WC. Corner hand wash basin. Chrome heated towel rail. Wood panelled flooring.

## **FAMILY ROOM**

Double aspect with window to rear and French doors opening onto garden. Wood laminate flooring. Radiator. Built-in cupboards. Potential extra bedroom.

## **LIVING ROOM**

Double glazed bay window to front door. Two radiators. A traditional fireplace featuring a wooden mantel and surround, with a multi-fuel wood-burning stove set within the opening, the stove provides warmth throughout the house and sits on a solid stone hearth, Recessed spotlights.

## **L-SHAPED KITCHEN/DINING ROOM**

### **Dining Area:**

Window overlooking rear. Wood block flooring. Built-in units with space for American style fridge freezer. Useful corner storage area. Radiator. Recessed spotlights.

### **Kitchen Area:**

Window overlooking garden and door opening to rear area. Fitted out with range of base and eye level units with under lighters. Granite fitted worktop surfaces with inset stainless-steel 1½ bowl single drainer sink unit with monobloc tap. Space and plumbing for dishwasher. Rangemaster professional double oven with gas hob and extractor hood over. Wood block flooring. Recessed spotlights.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **FIRST FLOOR LANDING**

Access to loft area. Airing cupboard with hot water cylinder with immersion. Radiator.

## **BEDROOM 1**

Double aspect. Radiator. Fitted carpeting. Twin singly wardrobe cupboards.

## **ENSUITE SHOWER ROOM**

Shower cubicle. Hand wash basin in vanity unit. Heated towel rail.

## **BEDROOM 2**

Window to front. Radiator. Fitted carpeting. Built-in double wardrobe cupboard.

## **BEDROOM 3**

Window to rear. Radiator. Fitted carpeting. Built-in wardrobe cupboard.

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## BEDROOM 4

Window to side. Radiator. Bulk-head cupboard.

## BATHROOM

Window to rear. Tiled flooring. Panelled bath with shower attachment. Hand wash basin in vanity unit. WC. Tiled walls. Chrome heated towel rail.

## OUTSIDE

The property sits on a corner plot with part hedged frontage and part brick wall with pathway leading to front door. Area of lawn and hedging. Side gate to side area of garden which is laid to lawn with established shrubs, bushes and trees. Useful outbuilding/summer house. Paved area. Additional paved terrace area to the immediate rear. Brick paved area with parking for at least 8 cars served through wrought iron gates.

## COUNCIL TAX

Maidstone Borough Council Tax Band D

## AGENTS NOTE

The property has been fully rewired with LED downlighting throughout, a substantial number of sockets and a full NICEIC electrical installation condition report will be provided.

Full gas central heating throughout, underfloor heating in the family bathroom and additional fan heating in the kitchen. A gas safety report will be provided.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

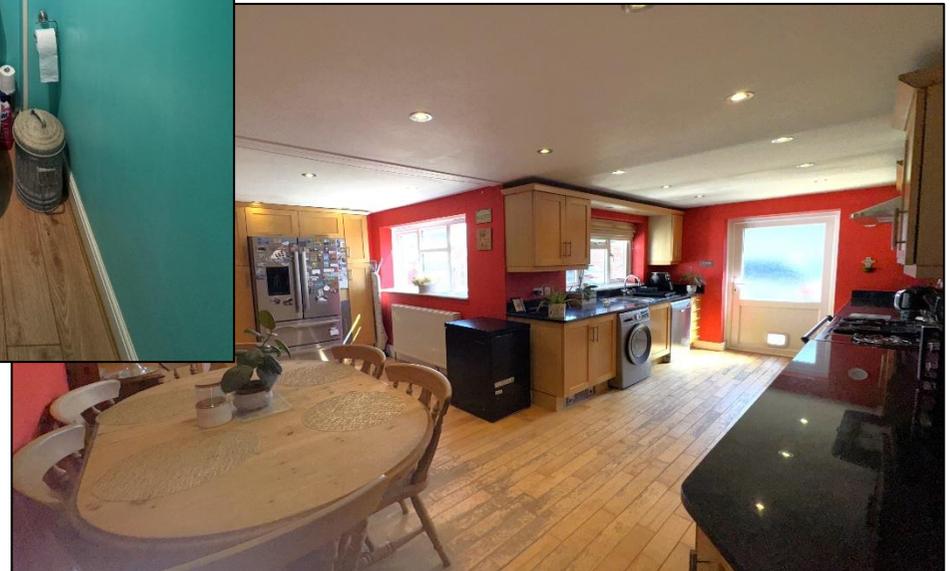
EPC Rating: D

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

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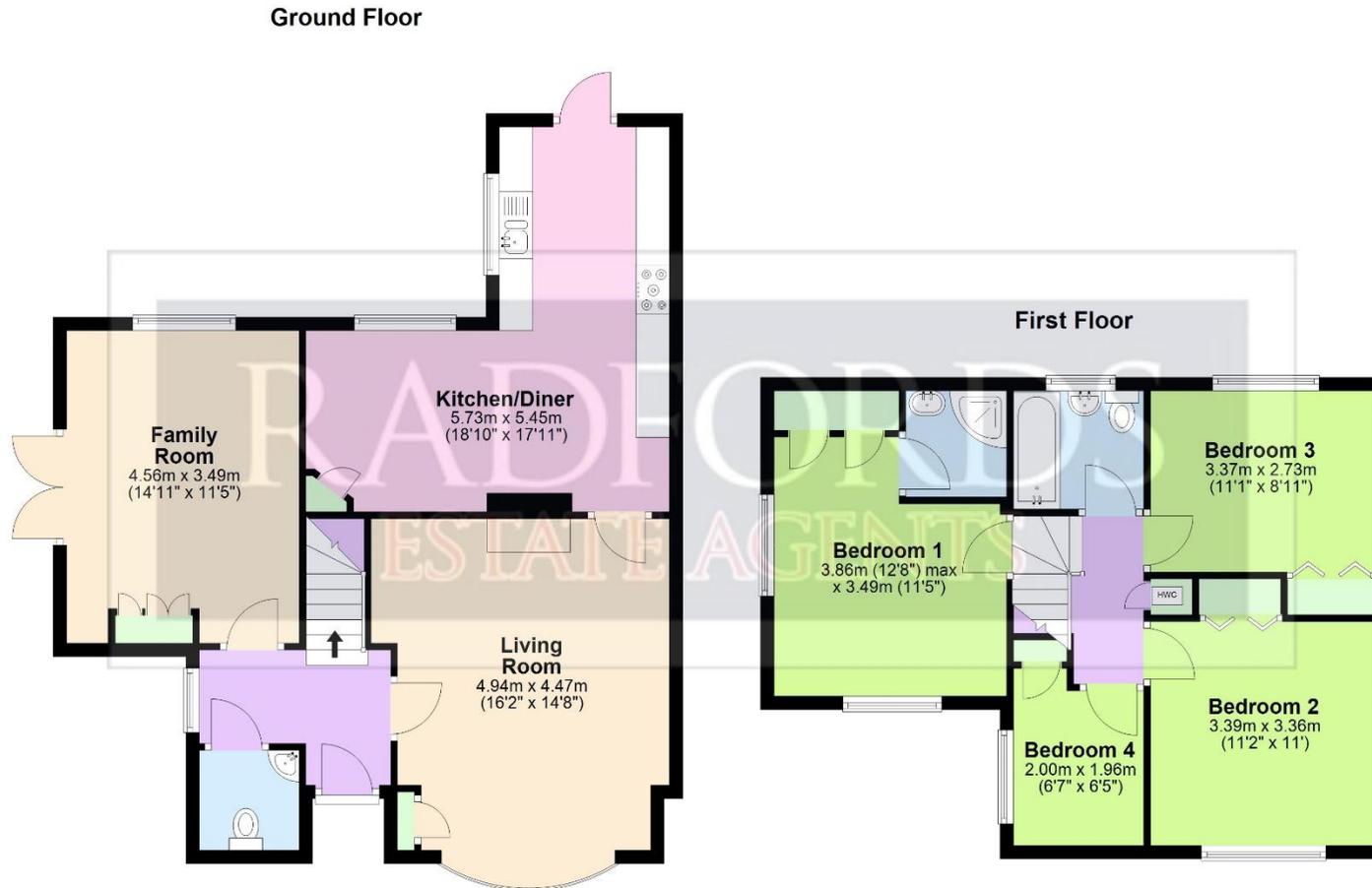


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## FLOORPLANS



Total area: approx. 123.0 sq. metres (1324.4 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.